

FILE NO.: Z-9104

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NAME: Coulson Broadway Short-form PCD

LOCATION: Located at 800 South Broadway

DEVELOPER:

Petro Plus  
1434 Pike Avenue  
North Little Rock, AR 72114

SURVEYOR:

Development Consultants Inc.  
2200 North Rodney Parham Road, Suite 223  
Little Rock, AR 72212

AREA: 1.70 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 5

CENSUS TRACT: 44

CURRENT ZONING: UU, Urban Use District

ALLOWED USES: Residential, Office, Commercial - All activities are to be indoors

PROPOSED ZONING: PCD

PROPOSED USE: Convenience store with gas pumps

VARIANCE/WAIVERS: Allow driveways nearer intersections and property lines than typical ordinance minimums.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from UU, Urban Use District to Planned Commercial Development, PCD, to allow the redevelopment of this existing convenience store with gas pumps with a new convenience store with gas pumps. The new construction is proposed to follow the design concepts of the UU, Urban Use Zoning District by bringing the building up to the street frontage, placing the

vehicular use areas behind and to the side of the building, incorporating streetscaping and adding green space (landscaping) in areas where none exist today.

B. EXISTING CONDITIONS:

The existing convenience store takes a large portion of the block. There is a vacant fast food restaurant on the south portion of the block (not under this applicant's ownership) and a vacant non-residential building located along West 9<sup>th</sup> Street (owned by this applicant). Currently the store is located along Broadway Street. There are two (2) fuel locations, one (1) on West 8<sup>th</sup> Street and one (1) on Broadway Street. This area has a wide variety of uses including restaurants, banking, warehousing, cultural/ethnic and automobile related services. Broadway Street is a four (4) lane State Highway with turn lanes at intersections. West 8<sup>th</sup> Street is a two (2) lane street, recently converted from a one-way to two-way. West 9<sup>th</sup> Street is a two (2) lane street. Each of the streets has curb, gutter and sidewalk, most of which is broken and in disrepair.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Downtown Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 foot radial dedication of right-of-way is required at the intersection of Broadway Street and 8<sup>th</sup> Street.
2. A 20 foot radial dedication of right-of-way is required at the intersection of 8<sup>th</sup> Street and South Arch Street.
3. A 20 foot radial dedication of right-of-way is required at the intersection of South Arch Street and 9<sup>th</sup> Street.
4. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
5. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction if more than seven (7) trees are removed.
6. Due to the amount of the existing impervious surface, additional stormwater detention is not required to be provided.

7. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
8. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
9. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering, Travis Herbner, [therbner@littlerock.org](mailto:therbner@littlerock.org) or 501.379.1805 for more information.
10. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
11. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50-feet back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the intersection of Arch Street with 8<sup>th</sup> Street.
12. Due to the use of the AHTD driveway apron design, narrow lanes on Broadway Street and lack of a curb radius on private property, the area for turn movements at this driveway is limited with three (3) lanes and therefore the 36 foot wide Broadway Street driveway should be striped as two (2) lanes with double yellow striping. Contact Traffic Engineering, Bill Henry, [bhenry@littlerock.org](mailto:bhenry@littlerock.org) or 501.379.1816 for additional information or questions.
13. Obtain a franchise agreement from Public Works, Bennie Nicolo, [bnicolo@littlerock.org](mailto:bnicolo@littlerock.org) or 501.371.4818 for the private improvements located in the right-of-way.
14. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. Contact Little Rock Wastewater if additional information is required.

Entergy: Entergy does not object to this proposal. However, an overhead electrical power line extends the entire length of the alley between 8<sup>th</sup> and 9<sup>th</sup> Streets. It appears that at least part of this power line will be in conflict with future construction. Please contact Entergy in advance regarding future service requirements to the development, desired line extensions, and future facilities locations as this project proceeds. It appears that some line relocation work will be required before construction can commence.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
5. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.

Fire Department: Full plan review

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location served on Route 14 Rosedale near the high volume stop at Broadway and 9<sup>th</sup> Streets. Maintain pedestrian access to the

transit route as shown in plan. We also request a minimum curb cut width along Broadway Street be required to reduce pedestrian conflicts with traffic.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. Demo permit required. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Downtown Planning District. The Land Use Plan shows Mixed Use Urban (MXU). The Mixed Use-Urban category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate. The applicant has applied for a rezoning from UU (Urban Use District) to PCD (Planned Commercial District) to allow for a reconstruction and expansion of a convenience store with gas pumps.

Master Street Plan: The north side of the property is West 8<sup>th</sup> Street and is a Collector, the east side of the property is Broadway Street and is a Principal Arterial, the south side of the property is West 9<sup>th</sup> Street and west side of the property is South Arch Street and they are Local Streets on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Broadway Street since it is a Principal Arterial. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Urban Use District.

2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip. The site is located within the Designated Mature Area of the City which allows the landscape strip to be reduced by 75 percent or in this case to a minimum of six feet nine inches (6'9").
4. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
5. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
7. The City Beautiful Commission recommends preserving as many existing trees as feasible on sites. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (February 3, 2016)

The applicant was present. Staff presented an overview of the item stating there were a few outstanding technical issues in need of addressing related to the site plan. Staff stated the site was located within the UU, Urban Use Zoning District and within the designated Mature Area of the City. Staff stated there were specific development criteria within the UU, Urban Use Zoning District with regard to lighting, signage, building materials and signage. Staff stated the applicant was requesting the required street trees along South Arch Street and West 9<sup>th</sup> Street be eliminated due to existing utilities both overhead and underground. Staff also stated the applicant was requesting to maintain an existing ground sign located at the intersection of West 8<sup>th</sup> and Broadway Streets. Staff stated the sign height and area were more than typically allowed within the UU, Urban Use Zoning District. Staff stated the applicant was also

seeking the placement of building signage on all facades of the building and the fuel canopies. Staff stated the applicant was also requesting the spacing of the street trees to be less than 30-feet in a few locations.

Public Works comments were addressed. Staff stated radial dedications were required at the intersections of the various streets. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff stated due to the amount of the existing impervious surface additional stormwater detention was not required. Staff stated the driveway onto Broadway Street should be striped with two (2) lanes with double yellow striping because of the narrowness of the lanes on Broadway Street and the design of the driveway apron.

Landscaping comments were addressed. Staff stated a variance from the Planning Commission was required to eliminate the street trees as proposed on South Arch Street and West 9<sup>th</sup> Street. Staff stated any reductions proposed for building landscaping, interior landscaping and reductions in any perimeter planting strips related to the Landscape Ordinance requirements would require approval by the City Beautiful Commission.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing a number of the technical issues associated with the request. The request is a rezoning from UU, Urban Use District to Planned Commercial Development, PCD, to allow the redevelopment of an existing convenience store with gas pumps with a new convenience store with gas pumps. The new construction is proposed to follow the design concepts of the UU, Urban Use Zoning District by bringing the building up to the street frontage, placing the vehicular use areas behind and to the side of the building, incorporating street trees and adding green space (landscaping) in areas that currently have no landscaping.

The UU, Urban Use Zoning District has specific development criteria. The applicant has indicated a painted crosswalk will be provided to address pedestrian circulation through the site between the fuel canopy and the western entry of the building. There are no fencing or walls proposed for the site in general. There will however, be a masonry screen wall with gates for the trash enclosure. The height of the screening wall for the dumpster will comply with ordinance requirements. The open spaces or landscape areas around the site and the pedestrian plaza area around the building have been included on the site plan as per the UU, Urban Use Zoning District. The owners estimate the construction start date will be August 1, 2016, and a construction period of 120-days.

All site lighting will have directional fixtures and will be designed to minimize bleed-over onto adjacent areas. All ground-mounted mechanical systems and trash receptacles will be oriented away from a primary street side of the property and screened from the public right-of-way. The building façade materials will be brick and concrete masonry units. The building canopy material will be metal fascia and soffit. The building will be oriented to the street. The primary entrance of the building is located on South Broadway Street. The applicant is requesting a variation from the UU, Urban Use Zoning District to allow the building to have less than sixty percent (60%) glass or transparent window display at building street frontages. The design of the convenience store with the placement of coolers does not allow for this building to meet this minimum requirement. There are no projections into the public right of way from the building proposed.

The request includes a variance from Sections 30-43 and 31-210 to allow the driveway on West 8<sup>th</sup> Street nearer the intersection and property line than the typical ordinance standard.

The applicant has indicated the landscape requirements of the UU, Urban Use Zoning District will be met with the exception of the placement of one (1) tree along South Broadway Street and the placement of street trees along West 9<sup>th</sup> Street and South Arch Street. The applicant is also requesting to allow the street tree spacing at less than 30-feet. The street tree on South Broadway Street is being eliminated due to a conflict with building canopy. The street trees along South Arch and West 9<sup>th</sup> Streets are being eliminated due to existing overhead and underground utilities. Any variances from the Landscape Ordinance requirements must be approved by the City Beautiful Commission.

A variance is requested to maintain the existing sign at the corner of West 8<sup>th</sup> Street and South Broadway Street. A portion of the sign is located within the public right of way which will require a franchise agreement. The applicant has indicated no additional ground signage is proposed at this time. The applicant is seeking the ability to place additional ground signage per the UU, Urban Use Zoning District if future signage is desired. Building signage will be placed on the facades of the building and fuel canopy in locations with street frontages (on all sides). The signage will not exceed ten (10) percent of the façade area for the sign locations. There will be routine directional signage located around the site as allowed per the zoning ordinance.

Staff is supportive of the applicant's request. The applicant is seeking a rezoning of the site from the current UU, Urban Use Zoning District to Planned Commercial Development, PCD, to allow the existing convenience store with gas pumps to be demolished and a new building and fueling station constructed on the site. Staff feels the applicant has done an adequate job in addressing and adhering to the design and development standards of the UU, Urban Use Zoning District. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the redevelopment of this site as proposed is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the variance request from Sections 30-43 and 31-210 to allow the drive on West 8<sup>th</sup> Street nearer the intersection than typically allowed.

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PLANNING COMMISSION ACTION:

(FEBRUARY 25, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the variance request from Sections 30-43 and 31-210 to allow all the drives nearer the intersections and property lines than typically allowed. In addition to the deletion of the street trees on West 9<sup>th</sup> and South Arch and the one (1) tree on Broadway Streets, staff stated the applicant was requesting the deletion of one (1) street tree on West 8<sup>th</sup> Street. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.